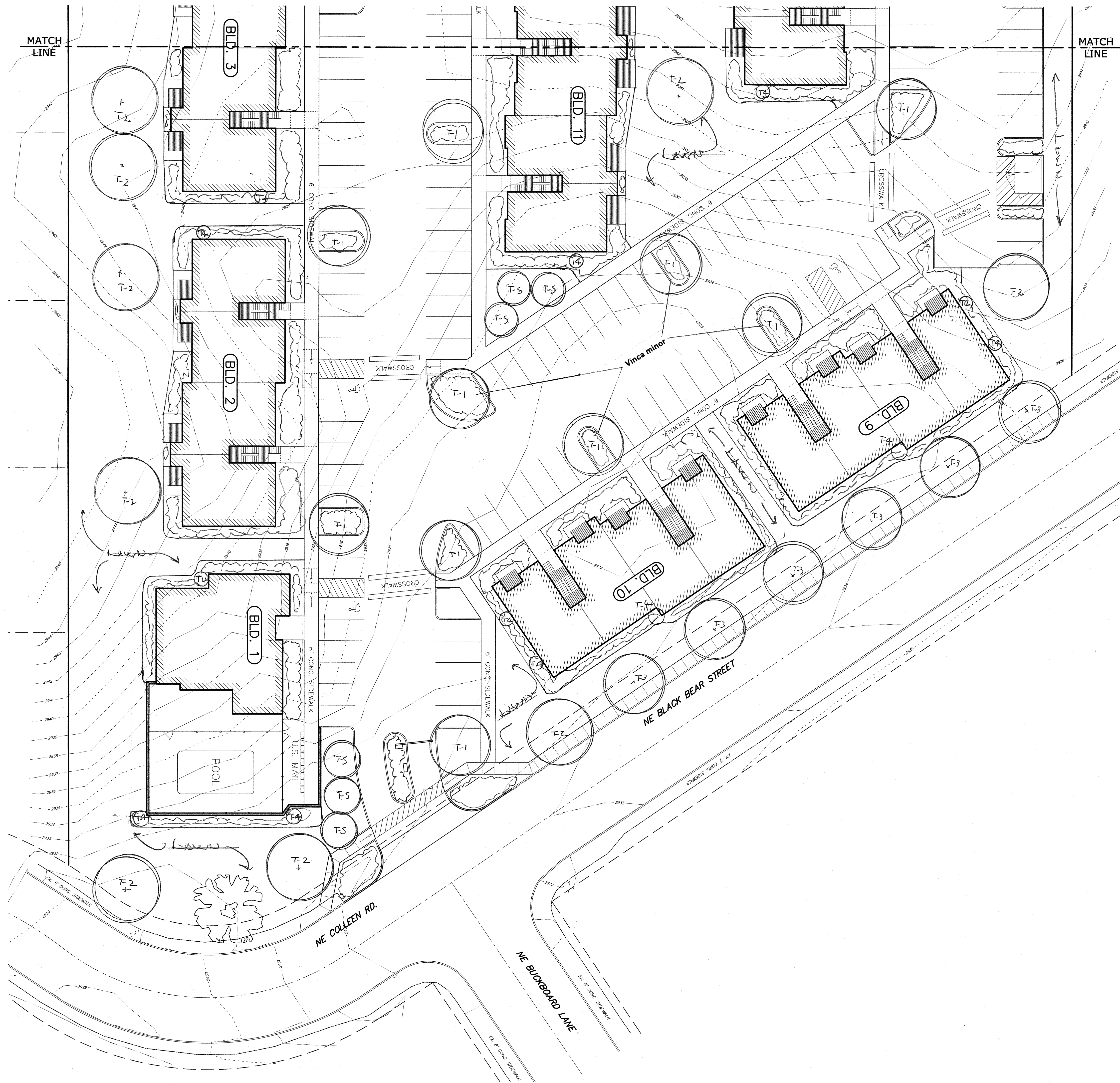
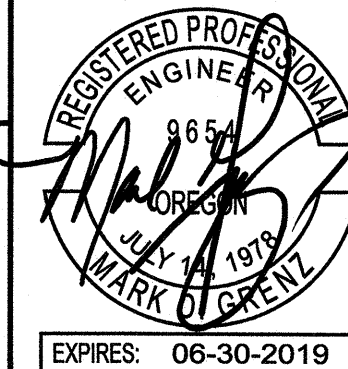


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LANDSCAPE & IRRIGATION DESIGN BY:
**LANDSCAPE DESIGN
&
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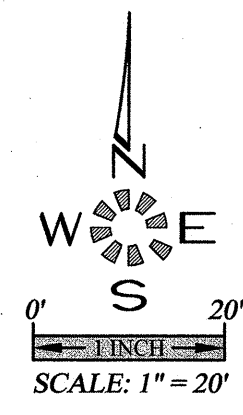
Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: FEB 19
Scale: AS SHOWN

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PRINEVILLE APARTMENT COMPLEX

LANDSCAPE PLAN

MULTI/TECH
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GENERAL LANDSCAPE NOTES:

General:

- 1. All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
- 2. The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
- 3. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
- 4. The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
- 5. Disturbance and impacts to existing native trees/shrubs shall be minimized to the greatest extent practicable.
- 6. The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not to interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
- 7. All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

Grading / Erosion Control:

- 1. The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion. In the event site conditions change or there are Slopes / Bio Swale / Detention Ponds on the project with slopes greater than 30% Poly tight Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.
- 2. Seed recommendation is Pro Time 700 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is info@protimeinc.com
- 3. The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
- 4. Grading shall be performed during optimal weather conditions.
- 5. Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards
- 6. Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

Plant Material:

- 1. Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
- 2. In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.

- 3. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards for Nursery Stock sponsored by the American Association of Nurserymen, Inc. (AAN)
- 4. Species and variety as specified on the drawings and delivered to the site shall be certified true to there genus, species and variety and as defined within the current edition International Code of Nomenclature for Cultivated Plants.
- 5. Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and burlapped (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.
- 6. Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scaled, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal, unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cove plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.
- 7. Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
- 8. Plant sizes and grading shall conform to the latest edition of American Standard for Nursery Stock as sponsored by the American Association of Nurserymen Inc. (AAN)
- 9. All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced with new vegetation at the beginning of the next growing season.

Planting:

- 1. Planting shall be installed between March 1st to April 30th or between October 1st to November 30th. If planting is installed outside these times frames, additional measures maybe needed to ensure survival and shall be pre-approved by the owner.
- 2. Plant material shall be transported to the sit in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
- 3. Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
- 4. Provide the following clearance for planting of trees where applicable:
Maintain 30 feet vision triangles at all intersections and corners
5 feet from all street/parking lot light standards
10 feet from fire hydrants
5 feet from all utility vaults, meter boxes, etc.
- 5. No trees or shrubs shall be planted on existing or proposed utility lines.
- 6. All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.
- 7. Excavate plant pits for shrubs and trees as follows:
Container stock: width = 2 times the container diameter, depth = container depth.
Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.
B & B: width = 2 times ball diameter, depth = ball depth.
Scarify sides and bottom of plant pits to roughen surfaces.
- 8. Place plants plumb in the pit, Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

Lawn Areas /Hydro-Seeding/Sod:

- 1. All lawn area shall be seeded unless otherwise directed by Owner to install Sod. Seed or Sod shall be procured through Kuenzi Turf Nursery. Seed or Sod shall be Rhizomatous Tall Fescue (RTF); Seed mix shall be applied at a rate of 10 lbs. per 1000 sq. feet. Contact Kuenzi Turf Nursery at (503)585-8337 or approved equal.
- 2. All areas shown on the plan shall be seeded between March 1st. and May 1st. or between September 1st and October 15th.
- 3. Scarify soil surface to a depth of 3 inches, to ensure adequate seed contact with soil.
- 4. Prior to seeding, clearly delineate seeding limits using flags or non-toxic paint.
- 5. Hydro-seed application rate shall be 60 lbs. per 100 gallons of hose work or 75 lbs. per 100 gallons of tower work
- 6. If, at the end of one complete growing season, the planted and seeded area fail to exhibit well-established plant communities, or exhibit patchiness in the patterns of vegetative cover, supplemental seeding and planting shall occur.
- 7. Seeding of slopes greater than 30% shall be done by Hydro Seeding using a seed mix of Pro Time 700 Low Profile or approved equal at a rate of 2 lbs. per 1000 sq. feet.

Top Soil Mixture:

- 1. A 2" to 4" layer of garden care compost, mushroom compost or similar material sterilized at 105 degrees Fahrenheit shall be incorporated into the existing soil prior to planting and seeding/sod lawns.
Incorporate into existing soil prior to planting the following fertilizers at a rate specified per 1000 sq. ft. of planting area.
20 lbs. 10-6-4 50% Slow Release
30 lbs. 38-0-0 Nitroform
10 lbs. Iron Sulfate 21%
20 lbs. 0-18-0 Super Phosphate
25 lbs. Dolomite Lime
10 lbs. 13-0-11 Potassium Nitrate

Bark Mulch:

- 1. All shrub beds shall receive a minimum 2" layer of fine hemlock or fir bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.

Poly Jute Netting:

- 1. Tight net Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

Rain Gardens Bark Mulch:

- 1. After Poly Jute Netting and Plants are installed a 2" layer of bark mulch shall be installed in rain gardens.

Bio Swales/Detention Ponds/Vegetated Swales:

- 1. Bark Mulch shall not be applied to Bio Swales/Detention Ponds or Vegetated Swales.

Weed Control Agent:

- 1. Apply caseron as a weed control agent after planting as per manufactures specified recommendations around building or approved equal.

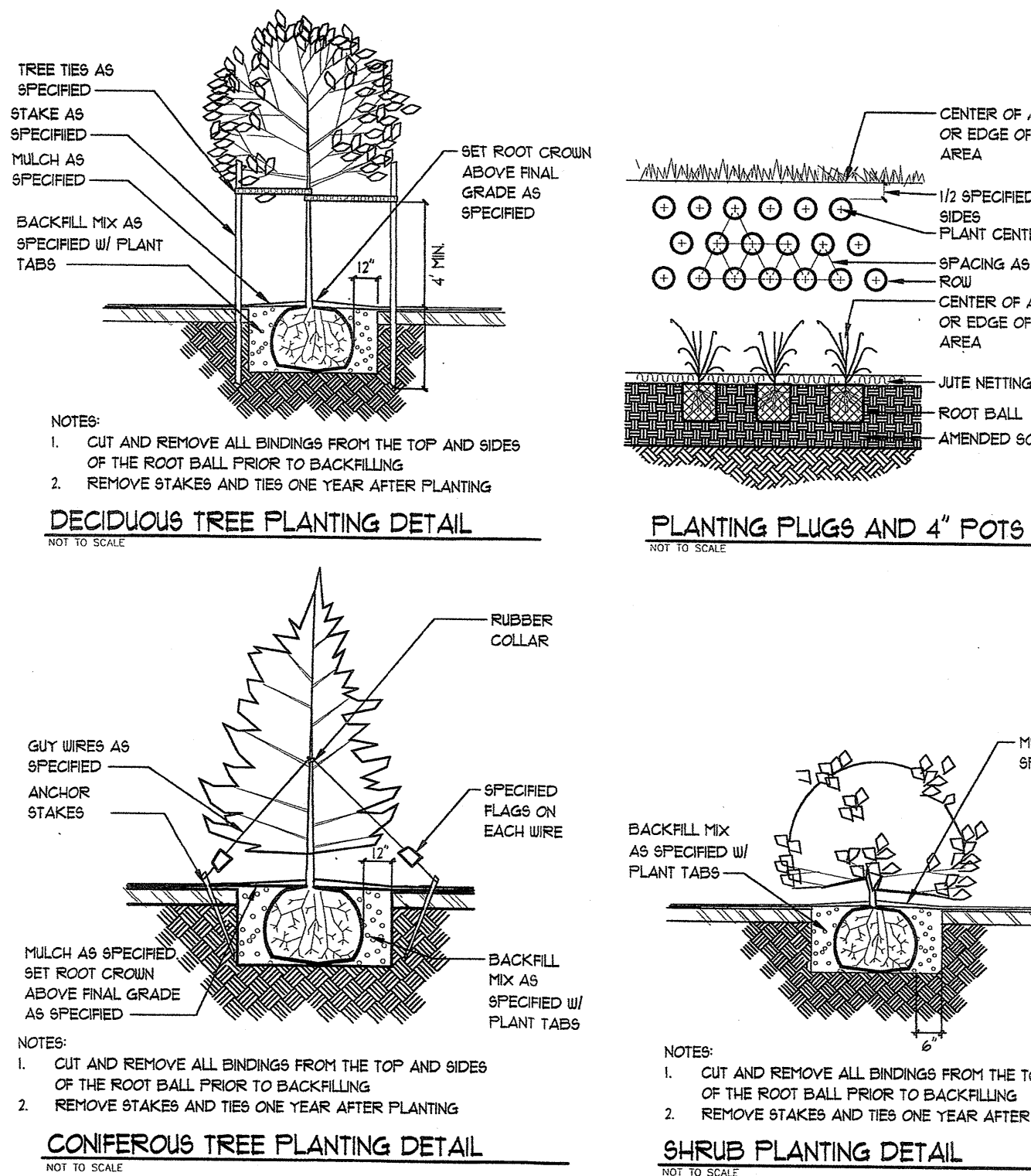
Non-Native Plant Species:

- 1. All non-native, invasive plant species shall be removed from the site.

PLANT PALETTE
APARTMENTS

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
26	T-1	Populus tremuloides	Quaking Aspen	1 1/2"- 2" cal.	B & B	6' Standard
14	T-2	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	1 1/2"- 2" cal.	B & B	6' Standard
8	T-3	Acer rubrum 'Armstrong'	Armstrong Red Maple	1 1/2"- 2" cal.	B & B	6' Standard
25	T-4	Juniperus Virginana 'Skyrocket'	Skyrocket Juniper	4'-5' Tall	B & B	Full/Natural
24	T-5	Pyrus calleryana 'Capital'	Capital Flowering Pear	1 1/2"- 2" cal.	B & B	6' Standard
SHRUBS						
S-1		Abelia grandiflora 'Ed Goucher'	Edward Goucher Abelia	2 gal.	cont.	Full
S-2		Carex comans Phoenix Green	Phoenix Green Leatherleaf Sedge	2 gal.	cont.	Full
S-3		Chamaecyparis obtuse	Hinoki False Cypress	5 gal.	cont.	Full
S-4		Cornus stolonifera 'Kelsey'	Kelsey Dwarf Redwig Dogwood	2 gal.	cont.	Full
S-5		Daphne odora	Winter Daphne	2 gal.	cont.	Full
S-6		Festuca glauca Elijah Blue	Elijah Blue Festuca Grass	1 gal.	cont.	Full
S-7		Euonymus alatus 'Compacta'	Burning Bush Winged Euonymus	2 gal.	cont.	Full
S-8		Euonymus japonica variegated	Variegated Euonymus	2 gal.	cont.	Full
S-9		Euonymus japonica Golden	Golden Euonymus	2 gal.	cont.	Full
S-10		Juncus tenuis	Slender Rush	2 gal.	cont.	Full
S-11		Ilex crenata 'sky pencil'	Sky Pencil Japanese Holly	4" Tall Min.	cont.	Full
S-12		Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	2 gal.	cont.	Full
S-13		Lavandula angustifolia	English Lavender	2 gal.	cont.	Full
S-14		Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full
S-15		Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	2 gal.	cont.	Full
S-16		Pieris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal.	cont.	Full
S-17		Philadelphus	Mock Orange	2 gal.	cont.	Full
S-18		Rhododendron 'Christmas Cheer'	Christmas Cheer Rhododendron	18"-24"	w/buds	Full
S-19		Vinca Minor	Blue Periwinkle	2 gal.	cont.	Planted 2' o/c

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE DESIGN & CONSULTANTS PRIOR TO INSALLATION
PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC
AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY, WATER, SOIL, AND SUN REQUIREMENTS.



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EXPIRES: 06-30-2019
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LANDSCAPE
DETAILS

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